

North San José Area Development Policy

Parks and Recreation Facilities

**City of San José
March 6, 2008**

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Executive Summary

In June 2005, the San José City Council and the San José Redevelopment Agency Board approved an update to the North San José Area Development Policy to provide additional industrial development capacity within the area and to guide the ongoing development of the North San José area as an important employment center. The Policy provides for 83,000 new jobs and up to 32,000 new high-density residential housing units (approximately 70,700 new residents) in close proximity to the employment areas.

The Policy recognizes that a significant number of new park facilities and other community facilities such as libraries, schools, and community centers will be necessary to meet the needs generated by the construction of these 32,000 new housing units. This report builds on the guidance already contained in the North San José Area Development Policy and proposes an approach for creating a balanced network of parks, trails and recreational facilities through land acquisition and development of the necessary neighborhood and community parks and recreation facilities.

All new residential units not exempt from the Park Impact Ordinance (PIO) or the Parkland Dedication Ordinance (PDO) (Chapters 14.25 and 19.38 of the SJMC) are required to dedicate land for public park purposes, pay for the development of parks and recreational facilities, provide on-site private recreational facilities, and/or pay the associated in-lieu fee for not dedicating land to the City at the rate of 3.0 acre per 1,000 new population. This report includes:

- A calculation of the amount of funding anticipated to be generated under the Park Impact Ordinance (PIO), Chapter 14.25 SJMC or the Parkland Dedication Ordinance (PDO) Chapter 19.38 SJMC for new parks and recreational facilities in the Policy Area.
- A proposed expenditure plan using the PIO and PDO to acquire and develop new parks and recreational facilities to serve the Policy Area.
- An estimation of the annual operation and maintenance costs associated with new recreational facilities and parks provided using the PIO and PDO.

Key Report Findings

It is estimated that new housing development could provide approximately 31 acres of new neighborhood turnkey parklands and 5 acres of community turnkey parklands from developer projects. Another 5.5 acres of City-owned land being managed by the Department of Transportation (DOT) for flood control purposes may be available for recreational uses. The City will need to acquire at least 35 acres of additional parklands for community facilities like a community center, an aquatic center, sport fields, and an urban plaza, also known as the Central Park/Plaza.

This report has been prepared primarily by City of San José staff to support the findings and discussions of the North San José Neighborhoods Task Force. It is a mixture of materials

that has been presented in sub-committee and general Task Force meetings and is intended to reflect the principles and guidelines developed and accepted by the Task Force as shown in the North San José Neighborhoods Planning Task Force Guiding Principles (Version 5.0 from February 29, 2008 Task Force Meeting). It is also intended to reflect the Parks and Recreation Element of the North San José Area Development Policy.

Task Force's Guiding Principles in order of Priority

1. Provide a Center Park/Plaza location to create a "there – there" for North San José
2. Explore the opportunity to create a large (30 acres) Community Park/Central Recreational Place
3. Provide trails and connections to trails
4. Provide recreational facilities for the area
5. Provide sport fields to serve the area
6. Provide recreational facilities for employees
7. Provide for a mixture of park facilities
8. Provide passive areas into the park system

The North San José Neighborhoods Task Force considered three main options for recreational facilities development in the North San José area, which varied in the amount and timing of parkland acquisition and/or development (Park Facilities Option, Raw Land Option, Developed Parkland Option). Based on anticipated PDO/PIO revenues of \$370 million available from new development, the Task Force recommended the "Park Facilities Option" which balances PDO/PIO resources between land and facilities for the acquisition of 71 acres of land and conversion of the 5.5 acres of City-owned land currently serving as flood control. Of these 76.5 acres, 34 acres would be developed as new neighborhood parks and 42.5 acres as major recreational amenities, such as the community center, gym, pool complex, and sport fields. This option provides 0.91 acre of parklands per 1,000 when using population number of 91,000 for both the existing and anticipated residents, which includes the 6 existing acres of parklands (Rosemary Gardens and Moitozo) currently found in the Policy Area. It is also recommended that funding be provided for a three-acre Central Park/Plaza. When the opportunities arise to add additional parklands and/or recreational facilities to the area from other funding sources, the City should act on such opportunities.

Implementation of the Park Facilities Option is anticipated to allow for the development of approximately 34 acres of neighborhood parklands within 1,000 feet of new residential developments, 42.5 acres of community parklands (to be developed with sports fields, community gardens and other features), a 30,000 square foot community center, a 15,000 square foot gymnasium, a large family aquatic facility and a central plaza or commons (at least three acres in size) intended to provide a highly identifiable public space within North San José. The Task Force also ranked 40 different community elements for inclusion into their balanced park system. Notably, the Task Force, along with the general community in the area, would like some of the parklands to be developed as passive facilities, incorporating features such as a stream and/or pond. An example of this type of park development is the Japanese Friendship Garden in San José's Kelley Park.

The Task Force, along with the Parks and Recreation Commission would like to be clear that this is just the beginning for the development of parks and recreational facilities in North San José. They would like the City to continue to look for innovative methods to purchase and develop additional parklands above and beyond what can be developed under the PDO/PIO funding. This method includes seeking grants, establishing a foundation and/or ballot measures. This additional funding would allow the City to get closer to the total acreage to population ratio of the General Plan Goal of 3.5 acres per 1,000 population, where two of those acres can come from recreational school grounds. The *North San José Vision – Education Needs Report 2040* identifies the potential development of two to three K-8 schools within the Policy area and one new high school site within Alviso. The development of these schools could provide between 8 to 12 acres of recreational school grounds from the K-8 schools for community use after school hours.

By accepting this report, the Task Force is not intending to imply that 1.1 acres per one thousand population is an acceptable park standard for this or other areas of the City. The Task Force intent is not to constraint other neighborhoods from meeting their full potential for parklands. They want to reiterate that the General Plan goal for the City is 3.5 acres of neighborhood/community serving parklands and/or recreational school grounds per 1,000 population. They made a choice that would provide the quickest fully developed park solution with significant park sites and recreational amenities, rather than just raw land. In addition, the Task Force would like to ensure that the City gives priority to taking advantages of any opportunities to obtain additional parklands and is innovative in looking at solutions to obtain such lands. The Task Force would also like the City to concentrate on maximizing the amount of lands identified for possible park sites.

The Trust for Public Lands has noted that access to parks increases the frequency the general public is willing to exercise. Parks can help in reducing physical inactivity and obesity by creating places where physical activities can happen and therefore making workers and residents healthier. Parks can also help in reducing crime, and creating stable neighborhoods with a strong sense of community.

With the implementation of the recommendations contained in this report, North San José has the potential to be served with parklands at levels consistent with, or greater than other areas of the City. Combined with the proposed trail system and recreational facilities, these parklands will make North San José rich in recreational amenities.

Policy Area Boundaries

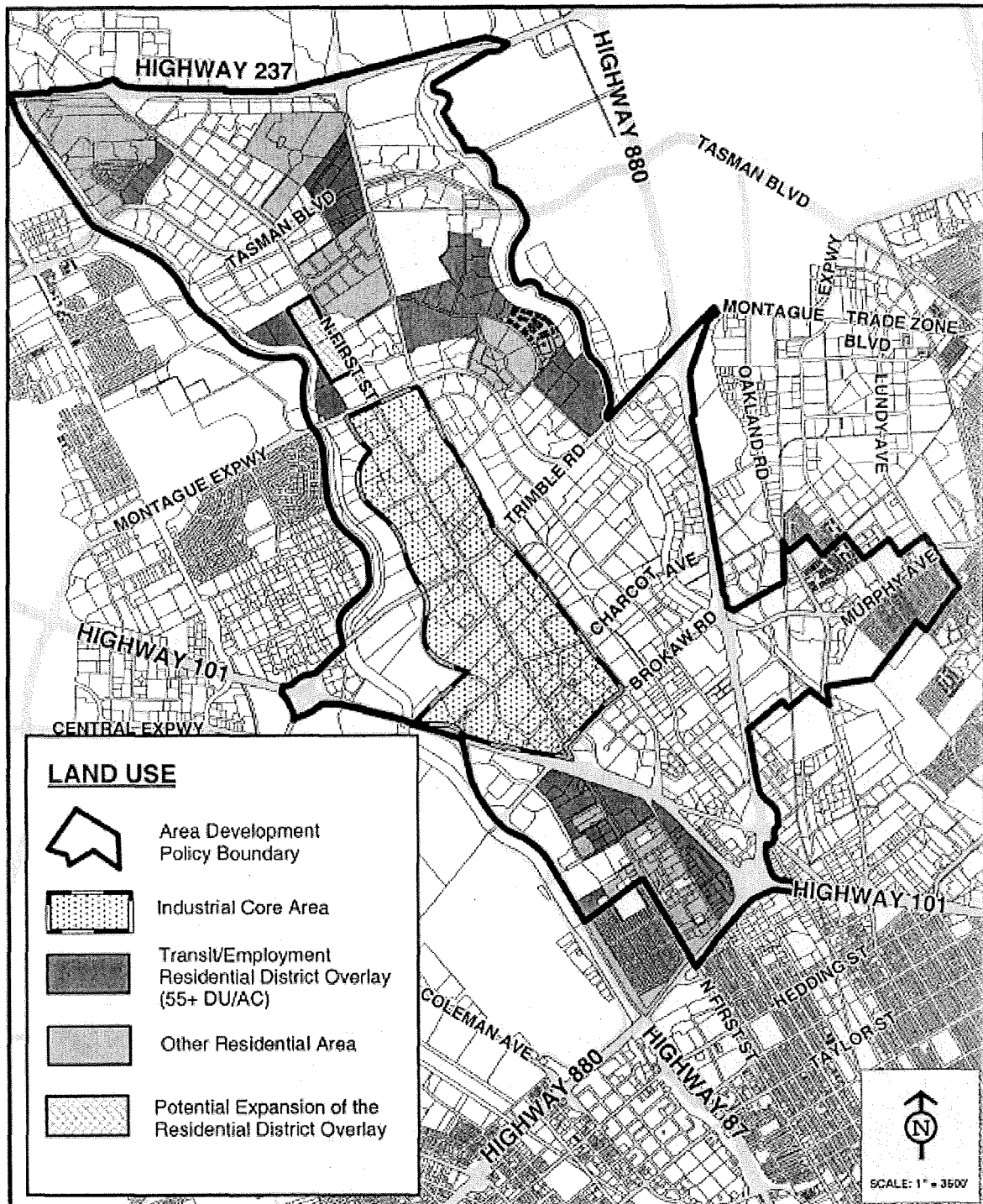


Figure 1

North San José Policy Area

Introduction

This report has been prepared by City of San José staff to support the findings, discussions, and principles of the North San José Neighborhoods Task Force. It is a mixture of materials that has been presented in sub-committee and general Task Force meetings and is intended to reflect the principles and guidelines developed and accepted by the Task Force as shown in the North San José Neighborhoods Planning Task Force Guiding Principles (Version 5.0 from the February 29, 2008 Task Force Meeting). It is also intended to reflect the Parks and Recreation Element of the North San José Area Development Policy. This Element guides City staff with implementation directions to provide parks and recreational facilities in the North San José Policy Area as new housing developments are being approved. This report does not supplant the City's "Greenprint – A Twenty-Year Strategic Plan for Parks and Community Facilities and Programs" or the City's "General Plan" and its policies in providing parks and recreational facilities.

Background

In June 2005, the San José City Council and the San José Redevelopment Agency Board approved an update to the North San José Area Development Policy primarily to provide additional industrial development capacity within the area and to guide the ongoing development of the North San José area as an important employment center.

The main components of the adopted *North San José Area Development Policy* include:

- Capacity and policy framework for the development of up to 26.7 million square feet of new industrial/commercial office space and up to 1.7 million square feet of new neighborhood serving retail including the addition of 16 million square feet of development within the Core Area along the North First Street Corridor.
- New residential development capacity of up to 32,000 residential units, in part through the potential conversion of up to 285 acres of existing industrial lands to residential use at a minimum density of 55 dwelling units or 90 dwelling units per acre.
- The identification of necessary transportation improvements and the establishment of a Traffic Impact Fee to be used to fund the improvements.

The Policy anticipated the proposed amount of new residential development would generate the need for new parks and other community facilities such as schools, libraries, and recreational facilities. The Policy recognizes that a significant number of new park facilities will be necessary to meet the needs generated by the construction of 32,000 new housing units.

This report builds on the guidance already contained in the North San José Area Development Policy, which includes the following important park-related provisions:

- *The site (any site proposed for conversion from industrial to residential use) should be within 1,000 feet of an existing neighborhood or community park, or the proposed development through participation in the provisions of the City's Parkland Dedication and/or Park Impact Ordinances or voluntary donation would establish or contribute toward the establishment of a new park (at least three acres in size) within 1,000 feet of the project site.*
- *New neighborhood parks should be located on or in proximity to properties within the Transit/Employment Residential District Overlay.*
- *Acquisition of land for parks sites rather than collection of funds, should be given priority in the implementation of the Parkland Dedication Ordinance and/or Park Impact Ordinance.*
- *Land dedication will, at a minimum, be required from any development site of 15 acres in size or greater.*
- *Neighborhood parks should be at least three acres in size, but if the contiguous acreage of a single Residential Overlay area is over 20 acres, than a five-acre park within that area may be required.*
- *Parks should be located within convenient walking distance of all new residential development and should generally not be separated from residential areas by four-lane streets or other significant barriers in order to facilitate pedestrian safety and reasonable access to park facilities for all area residents.*

As of February 2008, there have been 22 acres of new park land proposed for dedication as a part of the approved rezonings in North San José, with an additional 2.5 acres proposed as part of projects pending approval. The conversion of industrial lands to parks and recreational facilities will not count toward the maximum of 285 acres of existing industrial lands that may be converted to residential use.

This report also responds to concerns of existing residents that have been noted during the public discussion of new development proposals regarding the amount and location of parks, recreational facilities, and schools. The existing area has approximately 20,000 residents and only six acres of neighborhood/community parklands and thus the existing area is considered to be lacking in sufficient parks and recreation facilities. The City's General Plan objective is 3.5 acres of neighborhood/community serving parklands and recreational school grounds per 1,000 population. The existing Policy Area contains no recreational amenities, except for trails.

North San José Parks Planning Issues

The goal of this Report is to identify the proposed actions necessary to provide a balanced network of parks, trails and recreational facilities to create the necessary green space and recreational facilities to serve the North San José Policy Area. This Report will also discuss the specific opportunities and constraints associated with park and recreational facility development within the North San José Policy Area. In addition, the report accomplishes the following goals for North San José:

- Identify potential sites for parks, trails and recreational facilities within the seven new residential areas.
- Define the park, trail and recreational needs for existing and future residents.
- Provide a framework for selecting recreational features and functions for all new parks.
- Present a comprehensive park, trail and recreational facilities plan.
- Estimate the required capital budget for project delivery costs as funded under the Parkland Dedication and Park Impact Ordinances.
- Determine the operating and maintenance costs to support the on going effort of providing a balanced network of parks and recreational facilities for the area.

The City of San José has an ongoing effort to provide parks and recreational facilities, but unfortunately these efforts did not begin in earnest until a fair part of the City had been built-out. This has created a situation in which, as the City has expanded and densities have increased, the amount of recreational facilities provided have not kept pace with the needs of a growing population. As a result, the supply of facilities has lagged behind the need for such facilities in many parts of the City, including North San José.

Currently in the North San José Policy Area there are a total of six acres of parkland (Rosemary Gardens and Moitozo Parks) serving an estimated population of 20,000. These numbers provide a ratio of 0.3 acre of parkland per 1,000 population. The City overall has 1.1 acres of neighborhood/community serving parklands per 1,000 population (1,110 acres for an estimated population of 974,000). When schools are included in the total amount of recreational open space, as allowed per the General Plan definition, the overall City ratio is 2.96 acres of parkland per 1,000 population (City parkland at 1,110 acres, recreational school grounds at 1,770 acres). These numbers are being updated as part of the Greenprint 2008 project and are subject to change pending the results of that report. The General Plan objective is 3.5 acres per 1,000 population, where up to two acres of recreational school grounds may be counted for each 1.5 acres of City-owned neighborhood/community-serving parkland. Since there are no school sites currently within the Policy Area, North San José does not receive the benefit of this allowance. In order to meet the General Plan service level objective of 3.5 acres per 1,000 population for the Policy Area, an additional 312.5 acres of neighborhood/community serving parklands and/or recreational school grounds is required.

Trails are not included in the calculation, of neighborhood/community serving park acreage, but do meet recreational needs. Four trail systems are envisioned or planned within the North San José Area, and provide the City and the Policy Area with additional recreational opportunities.

In the North San José Policy Area, residential development will occur within the seven housing opportunity areas or conversion overlay areas through mixed-use (residential and industrial), development within the Core Area, or through the development of properties in the Policy Area with an existing residential General Plan designation. The Policy allows for the addition of 32,000 new dwelling units at build-out and would provide homes for approximately 70,700 new residents.

Similar to the General Plan, the City's **Greenprint** establishes performance standards for recreational and open space facilities, but it also expands upon the definition of the desired outcomes:

Table 1 – Greenprint Performance Standards

| Type | Amount | Composition | |
|---|-------------------|------------------------------|--------------------------------|
| | | Min. local serving parklands | Max. recreational school lands |
| Neighborhood Park and/or Community Park | 3.5 acres / 1,000 | 1.50 acres | 2.00 acres |
| Community Garden | 1.0 acre / 15,000 | N/A | N/A |

| Facility Type | Distance | Size |
|---|----------------|------------------------|
| Mini Parks | Within ¼ mile | Less than 1 acre |
| Neighborhood Park | Within ¾ mile | 1 to 10 acres |
| Community Park; sport fields, dog parks, trails | Within 2 miles | 5 to 30 acres |
| Community Garden | Within 2 miles | 1 acre per 15,000 pop. |
| Regional or Theme Parks | City-Wide | 5 acres min. |

The City recognizes that these performance measures change over time to reflect increasing residential densities, new methods for service delivery, or to reflect changing needs and priorities as they are determined by the City Council. However, the parks and recreational facilities for the North San José Policy Area should at least meet the current level of service provided by the City at 1.1 acres per 1,000 population, or approximately 100 acres of neighborhood/community parklands. Furthermore, it is worth noting that the estimated population growth of 91,000 within the Policy Area is equivalent to the population of each of the City's current council districts. Accordingly, the addition of this population warrants the development of a new 30,000 square foot community center, a 15,000 square foot two basketball-court gymnasium, six to nine soccer fields, six to nine softball fields, and six acres of community gardens. The City has also prepared an Aquatic Master Plan, which calls for a joint competitive-pool complex or large family-pool complex in the North San José. These facilities should be provided to serve the needs of existing and future residents and enable the successful development of a unique and attractive new community within San José.

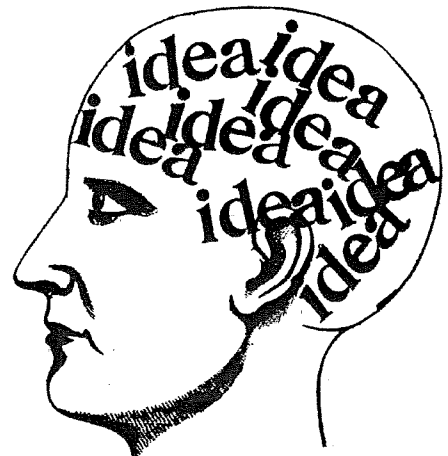
Guiding Principles and Public Outreach

Staff of the Parks, Recreation, and Neighborhood Services (PRNS) Department attended many of the proposed housing projects community meetings. PRNS staff also conducted two meetings focused exclusively on park planning for North San José (Saturday, April 21, and Monday, April 23, 2007), to obtain public input on the types of recreational facilities that should be included in the future neighborhood and community parks to serve area's residents. The input from these community meetings were incorporated into the Task Force's Guiding Principles.

On August 23, 2007, staff from PRNS presented a PowerPoint program to inform the North San José Neighborhoods Planning Task Force (Task Force) regarding the actions to date on providing future parks and recreational facilities to serve the North San José Policy Area. On November 8, 2007, staff from PRNS updated the Task Force regarding neighborhood park development and began defining elements associated with community parks and possible location for such parks in North San José as defined by the Parks Sub-committee consisting of Mike Flaughter, Tom McCarter and PRNS design staff to the Task Force. On January 17, 2008, the Task Force conducted a multi voting (dot) exercises to prioritize their Guiding Principles

Task Force's Guiding Principles in order of Priority

1. Provide a Center Park/Plaza location to create a "there – there" for North San José
2. Explore the opportunity to create a large (30 acres) Community Park/Central Recreational Place
3. Provide trails and connections to trails
4. Provide recreational facilities for the area
5. Provide sport fields to serve the area
6. Provide recreational facilities for employees
7. Provide for a mixture of park facilities
8. Provide passive areas into park system



Task Force Recommendations

On January 17, 2008, the Task Force also prioritized community facilities from a list of 40 possible items to be considered in the development of parks and recreational facilities for the North San José Policy Area. The following is a list of the top 12 items indicated in a multi voting (dot) exercise.

Task Force's Top 12 List of Community Facilities

1. Provide a Center Park/Plaza location to create a "there – there" for North San José
2. Provide a 30,000 square foot Community/Art Center
3. Provide play areas in the neighborhood parks
4. Provide an amphitheater in the community park or plaza
5. Provide a lake in the area
6. Provide four soccer fields with a cricket overlay complex
7. Provide an exercise court
8. Provide for a café and lounge areas in public facilities
9. Provide a 15,000 sf gym with a large family pool complex
10. Provide bocce ball courts in some of neighborhood parks
11. Provide land for community gardens – six acres
12. Provide a water feature for kids

Also on January 17, 2008, the Task Force was given a presentation by PRNS staff regarding the proposed parks and recreational development of the North San José Policy Area underwritten by the PDO and PIO. PRNS staff provided following three options:

- Option 1:** Emphasis on land acquisition – Use all PDO/PIO obligation (approximately \$370 million in value) to acquire unimproved land area (approximately 130 acres). This option does not provide for the cost of improvements to the land and recreational facilities estimated at \$242 million.
- Option 2:** Emphasis on acquisition and development of parklands – Use PDO/PIO obligation for the acquisition of 94 acres of developed parklands without the major recreational amenities, such as the community center and pool complex. The recreational amenities are estimated to cost \$79 million.
- Option 3:** Emphasis on providing major recreational amenities – Use PDO/PIO obligation for the acquisition of 75 acres and development of 80.5 acres of parklands with the major recreational amenities, such as the community center, gym, pool complex and sport fields. As proposed, this option did not fund the development of minimum three-acre Central Park/Plaza.

The Task Force nearly unanimously agreed that Option 3 would be the baseline for parks and recreational development in the Policy Area with a modification to include funding for the Central Park/Plaza and when the opportunities arise to add additional parklands and/or recreational facilities to the area, the City should do so through other funding sources.

Analysis

Currently, in North San José Policy Area there are only six acres (Rosemary Gardens and Moitozo Parks) of parklands serving an estimated population of 20,000. This number provides a ratio of 0.3 acre of parkland per 1,000 population. Overall, the City is currently providing 1.1 acres of neighborhood/community serving parklands per 1,000 population (1,110 acres for a population of 974,000). When schools are included per the General Plan definition, the City's overall ratio is 2.96 acres of parkland per 1,000 population (City parkland at 1,110 acres, recreational school grounds at 1,770 acres). The General Plan's service-level objective is 3.5 acres per 1,000 population, where up to two acres can be recreational school grounds to 1.5 acres of City-owned neighborhood/community serving parklands. However, there are no school sites currently within the Policy Area. Based on an estimated population at build-out of 91,000, the General Plan service-level objective of 3.5 acres per 1,000 population would require 318.5 acres of neighborhood/community serving parklands and/or recreational school grounds in the Policy Area. This acreage amount is estimated at \$800 million associated with its land acquisition and \$500 million in development costs.

Per the State Quimby Act, which permits the City to implement the Park Impact Ordinance (PIO), Chapter 14.25 SJMC, or the Parkland Dedication Ordinance (PDO), Chapter 19.38 SJMC, on new housing developments to require the maximum land dedication of 3.0 acres per 1,000 new residents. Development of new housing units within the North San José Policy Area is subject to the PIO and/or PDO, with the exception of inclusionary units for low to extremely-low income families that are exempt from both the PIO and PDO. All new residential units not exempt from the PDO and PIO are required to dedicate land for public park purposes, pay for the development of parks and recreational facilities, provide on-site private recreational facilities, and/or pay the associated in-lieu fee for not dedicating land to the City at the rate of 3.0 acre per 1,000 new population.

As new residential development projects have come forward, staff has worked with applicants to meet the Policy's requirements for new parklands. This has resulted in the identification of the following park sites and acreages.

Housing Opportunity Areas

Future Dedicated Parklands

| Area | Neighborhood | Community |
|--------------------|-------------------|------------------|
| Vista Montana Area | 1.0 acre | 5.0 acres |
| Baypointe Area | 2.3 acres | |
| Montague Area | 9.0 acres | |
| River Oaks Area | 10.0 acres | |
| Brokaw Area | 3.0 acres | |
| Rincon South Area | 3.0 acres | |
| Policy Core Area | 3.0 acres | |
| | 31.3 acres | 5.0 acres |

The PDO and PIO are the two main vehicles through which the City will develop new recreational facilities in the Policy Area. Table Four indicates how the \$370 million of PDO

and PIO fee and contributions were calculated and how it should be divided to create a balance park system of land and recreational facilities. An indoor competitive pool complex, in lieu of a large family swim complex, could require \$19 million in additional augmentative funding to underwrite its construction as called for in the City's Aquatic Master Plan.

This analysis is based on an assumption, supported by historic development trends, that five percent of the units will be inclusionary units for low to extremely-low income families and therefore are exempt from the PDO and PIO. Developers can also satisfy up to 50% percent of their projects parkland obligation by providing private recreational facilities. The City is also assuming that most of housing projects will obtain a 20% credit in association with private recreational facilities. Therefore, 75 percent of the proposed housing units, or 24,000 units, are projected to provide \$370 million in value in either parkland fees paid to the City, dedication of land for public park purposes and/or funding the development of parks and recreational facilities.

PRNS staff provided the following three options for the Task Force consideration:

- Option 1:** The acquisition of 130 acres of raw land at approximately \$370 million with no development. This option provides the most land at a ratio of 1.5 acres per 1,000 population, but it would need at least \$242 million in augmentative funding to build out a balanced parks and recreational system.
- Option 2:** The acquisition of 94 acres of developed parklands without the major recreational amenities, such as the community center and pool complex. An additional \$78 million would be needed to provide these major recreational facilities. The ratio would be 1.1 acres per 1,000 population.
- Option 3:** The acquisition of 75 new acres and development of 80.5 acres of parklands (includes 5.5 acres of existing City's lands) with the major recreational amenities, such as the community center, gym, pool complex and sport fields. This option did not originally fund the acquisition and development of the minimum 3-acre Central Park/Plaza within the \$370 million available from new housing units over the years. This option provides 0.95 acre of City parklands per 1,000 when using population number of 91,000 for both the existing and anticipated residents. If two schools are built within the Policy Area could add approximately eight-acres of recreational schoolgrounds to the City parklands. If all proposed park sites are created per the Rincon South Specific Plan, this would provide five additional acres to count. These two actions would change the acreage ratio to 1.1 acres of recreational lands per 1,000 population.

The Task Force nearly unanimously agreed that Option 3 should be pursued for the development of parklands and recreational facilities in the Policy Area. The Task Force also strongly supported funding for the three-acre Urban Plaza/Central Park. Furthermore, the City should also look for such opportunities to add additional parklands and/or recreational facilities to serve the area. Therefore, at a minimum, the goal is to bring the Policy Area into conformance with the park acre per population ratio achieved in the rest of the City. Funding the development of the Urban Plaza/Central Park will reduce the total amount of land to be acquired and developed by the City by four acres, therefore resulting in approximately 71

acres for acquisition. Utilizing 5.5 acres already in City ownership produces 76.5 acres of new developed parkland in the Policy Area including the urban plaza/central park. The creation of two to three new schools in the Policy Area may provide additional recreational lands for the community to use during non-school hours.

Based on the input from the Task Force, the following recreational facilities should be incorporated into the North San José Policy Area.

- A Central Park or Plaza with amphitheater seating
- Neighborhood parks within 1000 feet of new residential development
- A 30,000 sq. ft. community center adjacent to the proposed library
- A two basketball court gym for various indoor sports activities
- A large family aquatic center, or indoor competitive pool venue
- At least six softball fields and six soccer fields with cricket overlay play
- Access to the major trails in the area

In order to accommodate these facilities, the City will need to provide at least 71 acres of new parklands. Approximately 31 acres are associated with neighborhood parks, which could accommodate two softball fields and two soccer fields for pick-up games. At least one-third of neighborhood parklands should be for passive park uses. The City is also looking to create at a minimum of a four-field softball complex with parking at 14.5 acres and a four-field soccer complex with parking at 14.5 acres in North San José for league play. These two complexes, if design right could accommodate a cricket field overlay. A pool complex with parking could be two to three acres in size, the gym with parking would be one to two acres, and the community center with parking would be another two to three acres. The City will be looking at bundling as many of these community facilities into one location. Joint locker rooms could serve both the gym and pool complex, if built together. If 30-plus acres of land are not available for a community sport park site, then these community facilities will be disseminated in North San José. The latter approach could be perceived as providing more green spaces in the Policy Area.

The City will also be looking at developing two soccer fields on the southwest corner of Vista Montana and North First Street, along with a softball or baseball diamond on City's DOT property adjacent to the Guadalupe River levee. The five-acre park associated with the Irvine's new development on River Oaks Expressway will likely be a passive type park. Such a development will respect the desires of the community to have a passive park within the North San José Policy Area.

Development of Facilities

PRNS staff, as recreational professionals, reviewed the eight guiding principles and formed a set of *objectives for facilities* that would enhance the resulting recreational experiences and ensure the viability of maintainability of the resulting network.

The Objectives for Parks and Recreation Facilities are:

1. New housing development over 15 acres shall provide land for neighborhood parks
2. Neighborhood parks of five acres or more will need to provide both passive areas along with one type of active sport fields.
3. 50% of the park inventory in North San José should be neighborhood parks.
4. 50% of the park inventory in North San José should be community-type parks.
5. Two trail systems will be developed along the riparian corridors to offer visual access to open space, provide a recreational facility, and provide an off-street commute facility.
6. One trail system will be further developed along Highway 237 to provide an off-street commute facility.
7. Three on-street trail systems will developed as urban pathways along Charcot Avenue River Oaks and the Hetch-Hetchy alignment. These pathway systems will link the Lower Guadalupe River Trail to the Coyote Creek Trail.
8. A minimum 30,000 square foot community center should be developed.
9. A two basketball gym and aquatic center should be jointly developed.
10. Six to seven soccer fields and six to seven softball fields should be developed.
11. An urban plaza and/or park should be created as the community's square with new retail.
12. A community garden(s) should be created to serve both the new and existing residents

As for the design of these new parks and recreational facilities will be conducted in an open process, where the community can participate in the design of these facilities, with the understanding that parks and recreational facilities indicated above will be incorporated in the area to create a balanced park system.

The City conducts a very open process in creating park master plans for new parks and/or recreational facilities. Workshops are held to gain general consensus of the community for what recreational elements should be included in the park system serving a particular area of the City. A Park Master Plan deals with a particular site. Once the public indicates general consensus for a plan, that plan is then placed into a master plan document for that site. The master plan document is considered by the City's Parks and Recreation Commission at a formal public hearing. If the Commission approves the master plan, then the Commission makes a recommendation to the City Council to adopt the master plan as the guiding document in creating a new park site, modifying an exiting park site or recreational facility, or creating a new recreational facility to serve the public. Workshop meetings are noticed to those who live within 1,000 feet of new projects.

Parks and Recreation Facilities

Goal of the Parks, Recreation, and Neighborhood Services Department:

To provide a system of parks, recreation facilities and recreational services that is close to home and easily accessible to all residents, and to respond to needs at the community level.

In addition to neighborhood and community parklands, the Department strives to have sufficient recreational facilities available within each Service Area to serve the general public. Larger facilities, such as community centers, aquatic centers, sport fields, gymnasiums, and amphitheaters, are an important component of a balanced park system. The three major trails located within the North San José are an important resource that should be fully incorporated into the planning for future recreational facilities within the area.

Per the North San José Policy, neighborhood/community parks should be within 1,000 feet of new residential projects and be of a size of three acres or more. Based upon PRNS experience, approximately one-third of a neighborhood park should be programmed for passive uses and two-thirds programmed for more active uses. Typical park elements in a neighborhood park consist of children's playgrounds, basketball courts, family picnic facilities, an open turf area, tennis courts, bocce, or horseshoes courts. Where neighborhood parks are over 5 acres in size, then a recreational sport field, dog-park, skate feature or community garden can also be included in the park.

The Policy allows the conversion of 285 acres of industrial lands to residential uses in seven different areas. Because the Policy area currently has only six acres of parkland, residential development within each of these areas is anticipated to provide land for approximately 9 to 11 new neighborhood parks and one 5 acre community park. Most of the new neighborhood parks will occur in phase one of the Policy's four-phase implementation scenario (Table 2). The total amount of new industrial and residential development capacity is divided into four phases of 7 million square feet of new industrial development and 8,000 units of new residential development. A minimum of 100,000 square feet of supporting commercial development is also required in each phase to ensure supporting commercial services are provided as the area develops. New hotel construction does not count toward these minimum amounts.

Table 2: Policy Phasing Plan

| Phase | Planning Permit Entitlements for new Industrial Development (Maximum Sq. Ft.) | Planning Permits Entitlements for new Commercial Development (Maximum Sq. Ft.) | Planning Permits Entitlements for new Dwelling Units (Maximum No. of Units) |
|-------|---|--|---|
| 1 | Up to 7 million | 100,000 | Up to 8,000 |
| 2 | Up to 14 million | 200,000 | Up to 16,000 |
| 3 | Up to 21 million | 300,000 | Up to 24,000 |
| 4 | Up to 26.7 million | Up to 1.7 million | Up to 32,000 |

Developers Park Sites

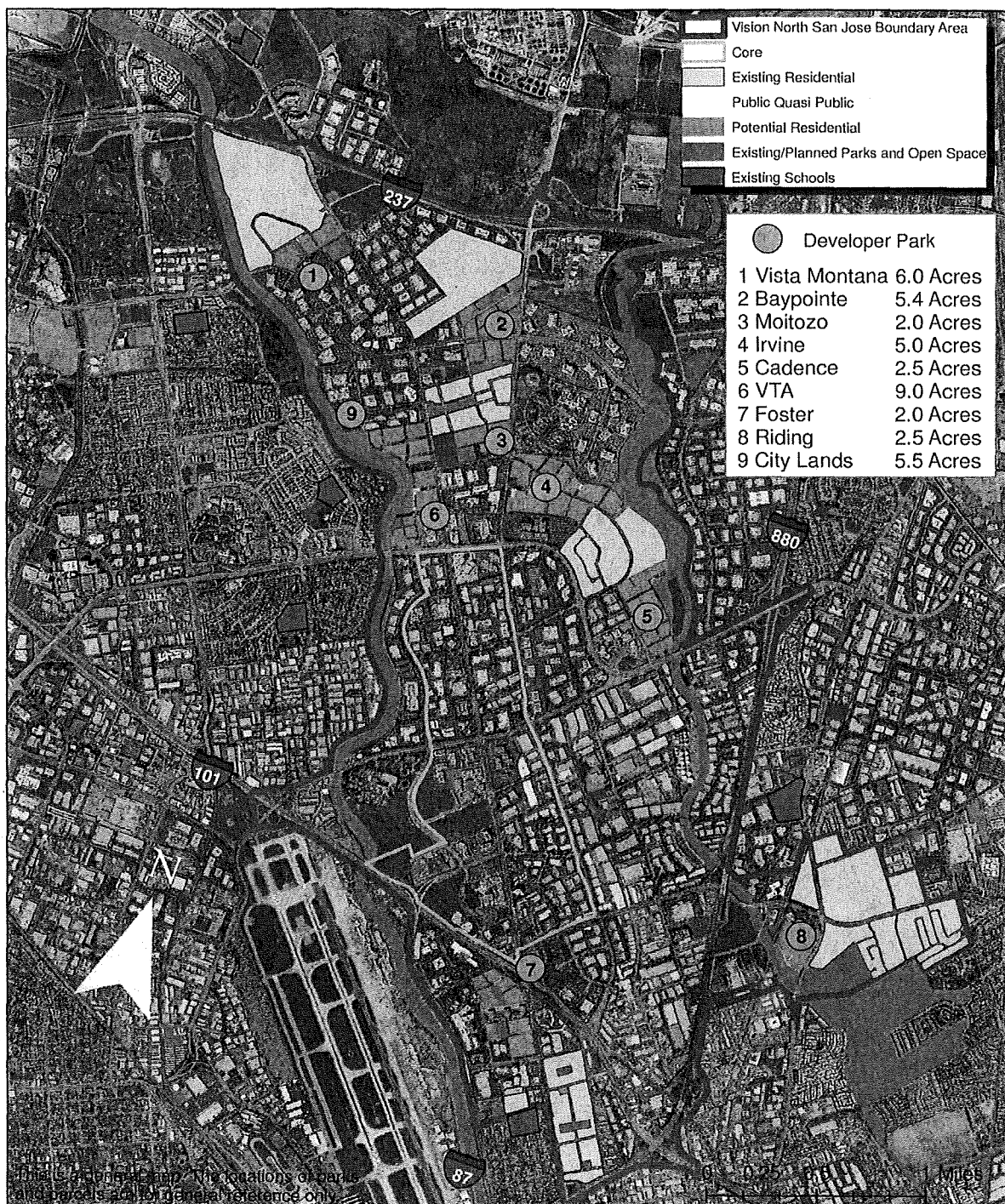


Figure 2

Baypointe North Area – Tasman Dr. and Zanker Rd.

The proposed neighborhood park (in green) is a 5.3 acres site located on the north side of Baypointe Parkway between Tasman Drive and Zanker Road. These 5.3 acres should be able to accommodate the following park amenities:

1. 2 Tennis Courts
2. 2 Basketball Courts
3. A Community Garden
4. Picnic Facilities
5. Open Turf/General Use
6. Open Turf/Soccer Field
7. Bocce or Horseshoes
8. On-site Parking for 30 +/- cars to support soccer
9. Restroom/Concession

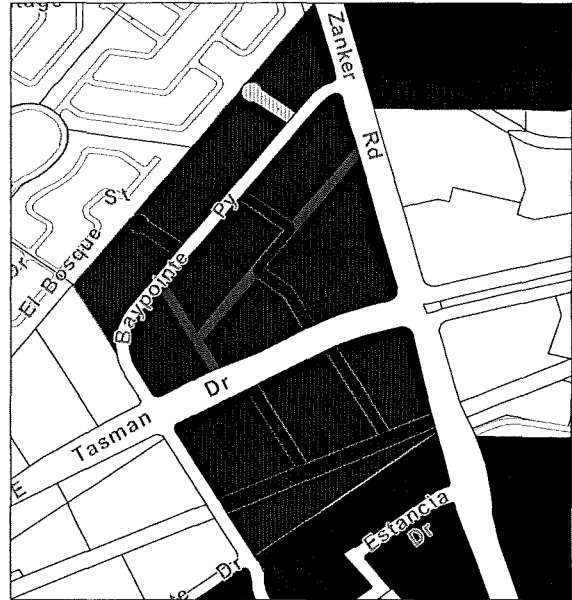


Figure 3

Baypointe South Area – Tasman Dr. and Zanker Rd.

The proposed neighborhood park (in green) is a 3.0 acres triangular park site located on the south side of Tasman Drive between Baypointe Parkway and Zanker Road. These 3.0 acres should be able to accommodate the following park amenities:

1. Children's Play Area
2. Open Turf/General Use
3. Picnic Facilities
4. Family Picnic Facilities

Note: Specific park amenities will be determined during the community workshop process in master planning a park site or recreational facility.

Note: This site may be used to facilitate major community facilities for the area. See Figure 17 regarding community facilities.

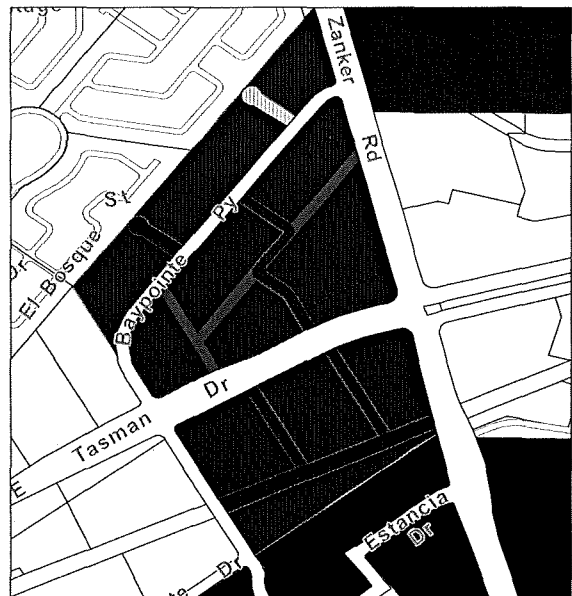


Figure 4

Vista Montana Parks – North First St. and Vista Montana

The proposed neighborhood park (thin area in green) is a 1.0 acre site, located on northwest side of Vista Montana Road, between Tasman Drive and Renaissance Drive. This proposed 1.0 acre park should be able to accommodate the following park amenities:

1. Children's Play Area
2. Open Turf/General Use
3. Family Picnic Facilities
4. Game Tables

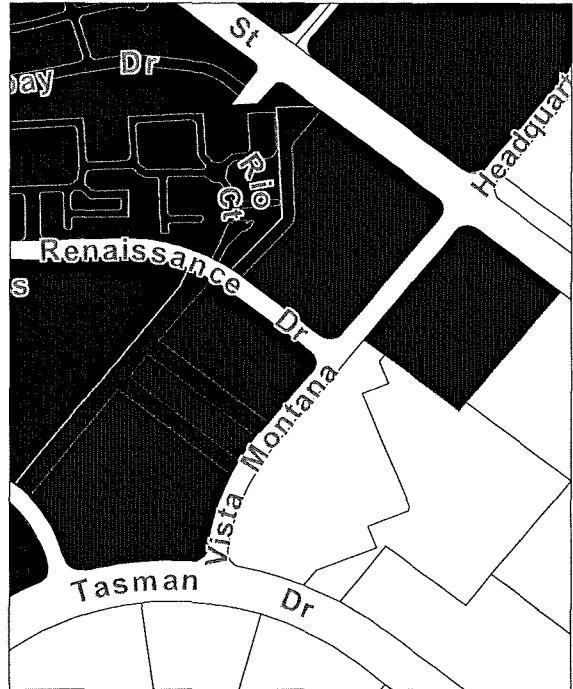


Figure 5

North First Street by VTA – North 1st St. and River Oaks

The proposed neighborhood park (in green) is a 9 to 10 acres located on east side of Guadalupe River Levee by the VTA Administration Offices on the southwest corner of North First Street and River Oaks Parkway. These proposed 9 to 10 acre park should be able to accommodate the following park amenities:

1. Children's Play Area
2. Open Turf/General Use
3. Family and Group Picnic Facilities
4. Informal Garden Area
5. Community Gardens
6. A Soccer Field
7. A Dog Park

Note: See Figure 11 for the DOT Site.

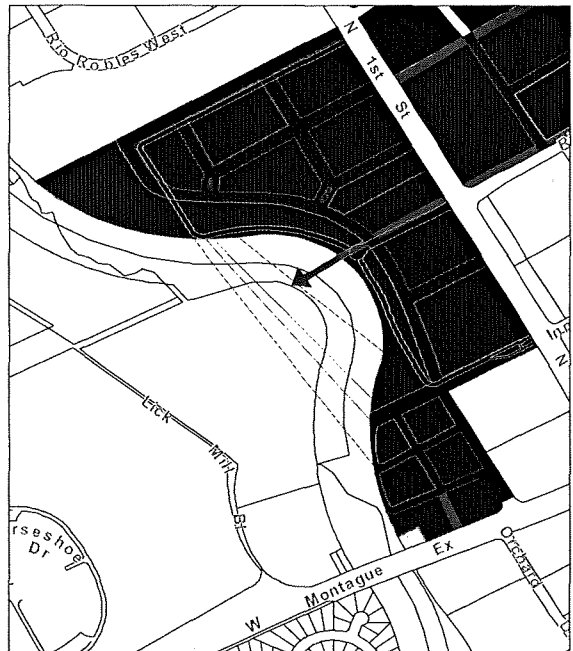


Figure 6

Brokaw/Oakland Road Area – Brokaw and Oakland

The proposed neighborhood park (in green) is approximately 3.0 acres adjacent to Coyote Creek and the future Coyote Creek Trail located on south west corner of Brokaw and Oakland Roads. These proposed 3.0 acres can accommodate the following park amenities:

1. Children's Play Area
2. Open Turf/General Use
3. Picnic Facilities
4. Game Tables
5. 2 Tennis Courts
6. Basketball Court

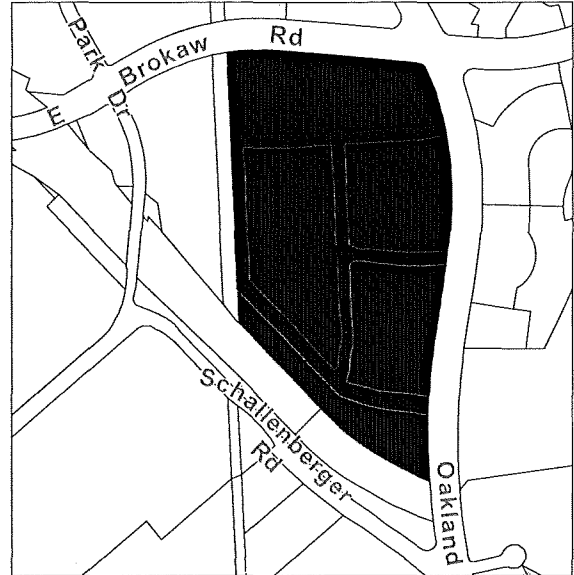


Figure 7

Rincon South Specific Plan Area – South of Hwy 101

The proposed neighborhood parks (in green) are approximately 8.0 acres in total size. Currently the 1.3 acre Rosemary Garden Park is the only park to serve this entire area. The NSJ Policy calls for neighborhood parks to be at least 3.0 acres in size. One way to accomplish this criterion is to expand the existing Rosemary Garden Park by 1.7 acres as shown by the dark stripes. The other proposed parks in the area should be able to accommodate the following park amenities:

1. Children's Play Area
2. Open Turf/General Use
3. Family Picnic Facilities
4. Tennis Courts
5. Basketball Court
6. Dog Park

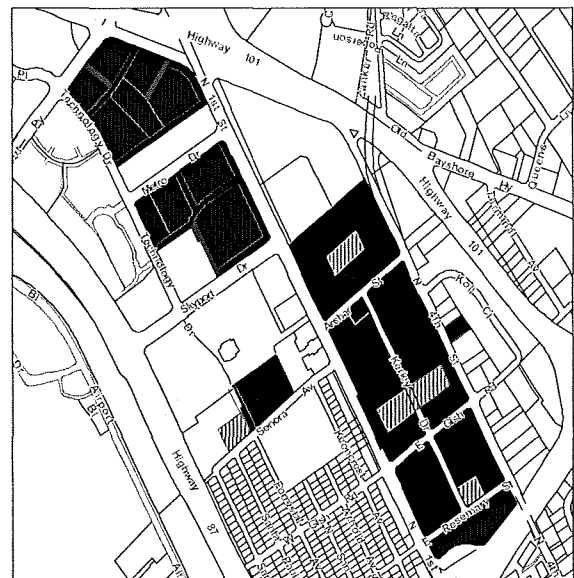


Figure 8

River Oaks Area & Crescent Park – on River Oaks

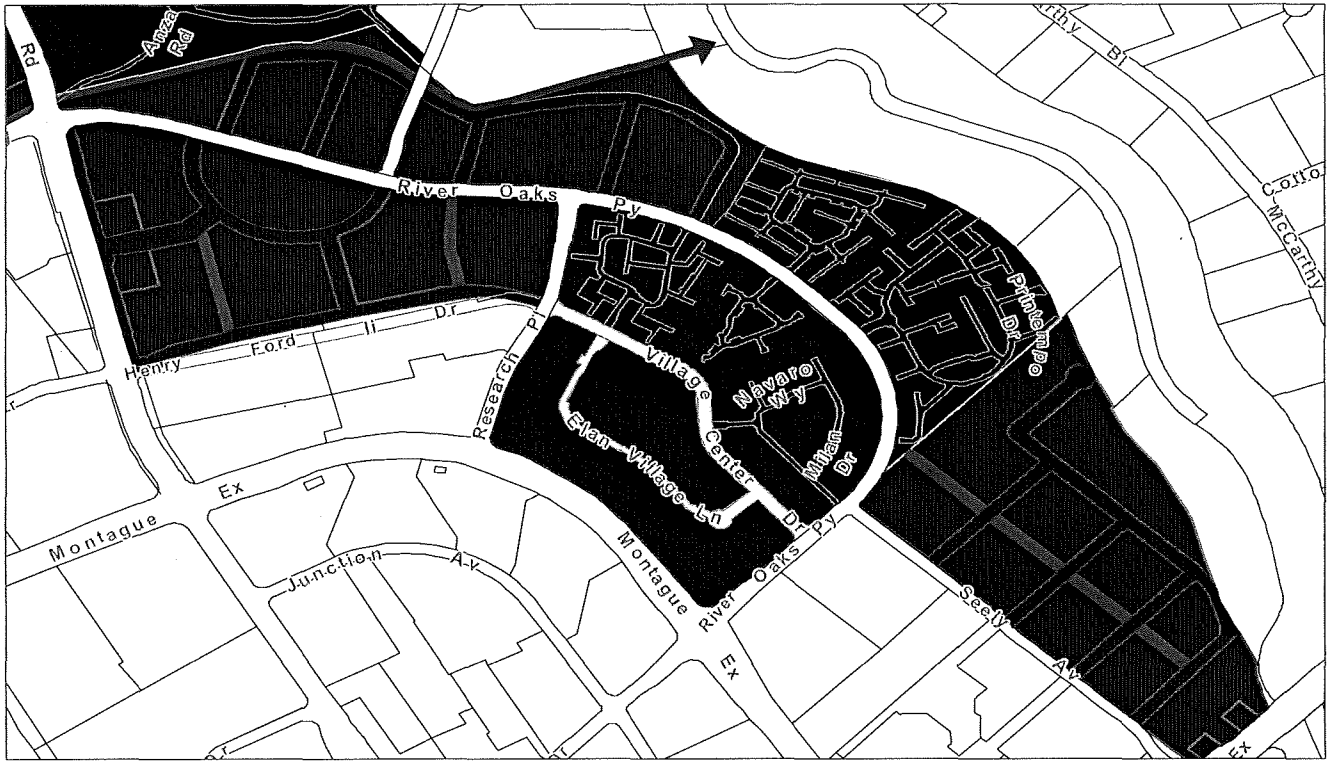


Figure 9

There are three proposed neighborhood parks in the River Oaks Area (in green). The first proposed Park is at the south west corner of Cisco Way and River Oak Parkway. This site is approximately 5.0 acres and being proposed as a major passive park for the area. The second proposed Park is approximately 3.0 acres in size to accommodate a new trail connection between the Guadalupe River Trail and the Coyote Creek Trail as shown above the northern green arrow. This park could also provide a buffer area between the existing River Oaks Development and the new housing units by constructing three tennis courts between a new road and the existing River Oaks Development. The third proposed park is approximately 5.0 acres is adjacent to the Coyote Creek Levee. This park can accommodate a softball field, a restroom and concession stand, a children's play area and/or a dog park.

Note: Specific park amenities will be determined during the community workshop process in master planning a park site or recreational facility.

Vista Montana Parks – North First St. and Vista Montana

The proposed community park (the larger site in green) is a 5.0 acres on located at the southwest corner of Vista Montana Road and North First Street. These proposed 5.0 acres should be able to accommodate the following park amenities:

1. 2 Soccer Fields
2. 1 Basketball Court
3. Picnic Facilities
4. Parking for 60 plus cars
5. Restroom/Concession Stand
6. Jogging Path

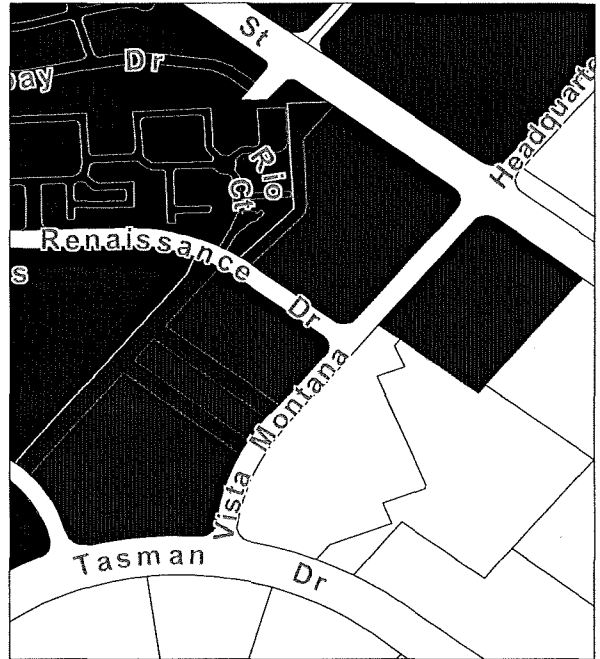


Figure 10

DOT's Property by VTA – North 1st St. and River Oaks

The proposed community park (The triangle area in green at north end of the proposed park) is approximately 5.5 acres on existing City owned DOT's land located on east side of Guadalupe River Levee north of the VTA Administration Offices at River Oaks Parkway. This proposed 5.0 plus acres should be able to accommodate the following park amenities:

1. Softball or Hardball Diamond
2. Open Turf/General Use
3. Picnic Facilities
4. Restroom/Concession Stand

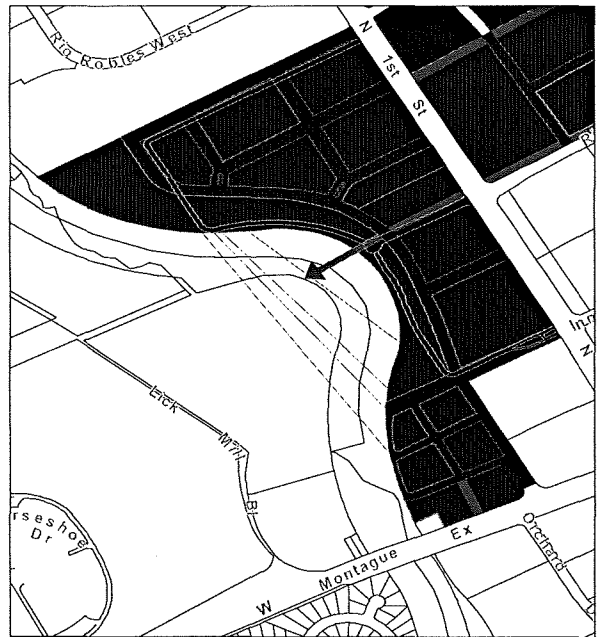


Figure 11

Parks and Recreation Facilities

Potential Community Parks

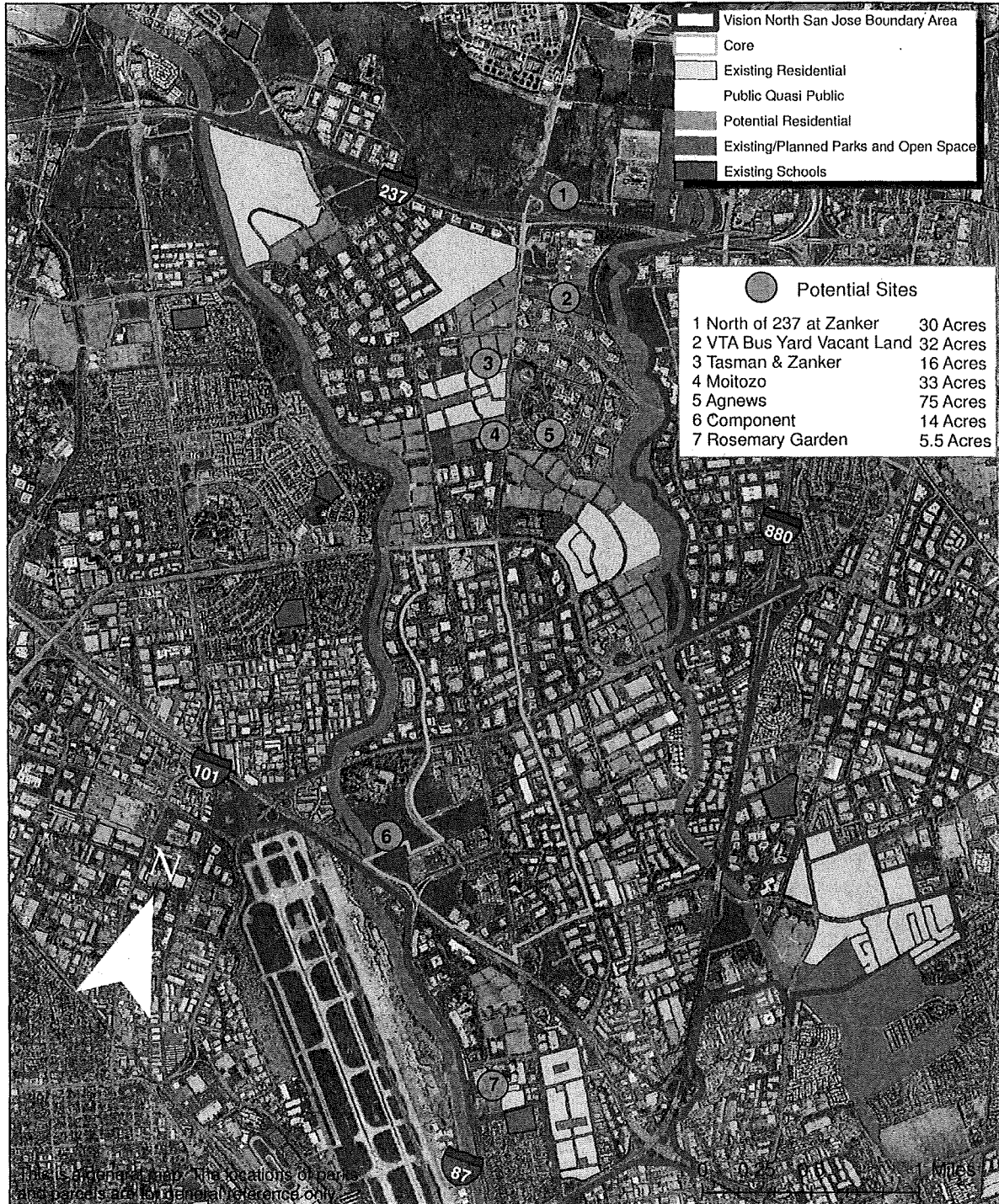


Figure 12

North of 237 on Zanker

The proposed community park site (in green) is approximately 40 acres located on Zanker Road, north of Hwy. 237. This site is not served by light-rail, therefore, the site will require locals to drive to this recreational site. This site should be able to accommodate the following park amenities:

1. A 30,000 sf Community Center
2. A Community Garden
3. A Basketball Gym and Aquatic Facilities with shared locker rooms
4. Family and Group Picnic Facilities
5. 4 Soccer and 4 Softball Fields with 2 Cricket Overlay Fields
6. Bocce or Horseshoes
7. On-site Parking for 400 cars +/-
8. Restroom/Concession for Sport Field

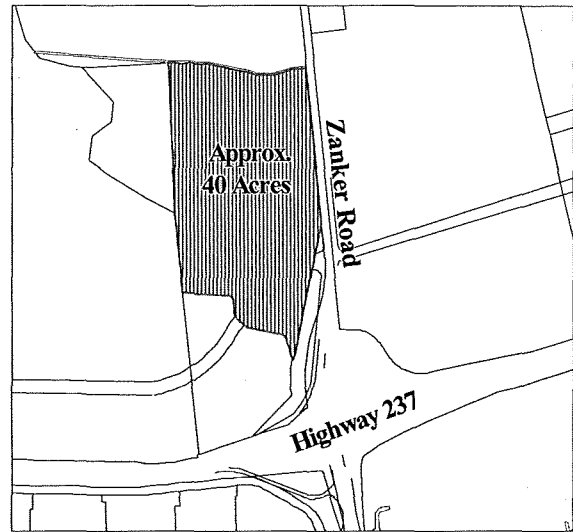


Figure 13

Note: Specific amenities will be determined during the community workshop process.

VTAs Vacant Land on Zanker

The proposed community park site (in green) is approximately 32 acres located on Zanker Road, between Hwy 237 and Tasman Drive. This site is not served by light-rail, therefore, the site will require locals to drive to this recreational site. This site should be able to accommodate the following park amenities:

1. A 30,000 sf Community Center
2. A Community Garden
3. A Basketball Gym and Aquatic Facilities with shared locker rooms
4. Family and Group Picnic Facilities
5. 4 Soccer and 4 Softball Fields with 2 Cricket Overlay Fields
6. Bocce or Horseshoes
7. On-site Parking for 400 cars +/-
8. Restroom/Concession for Sport Fields

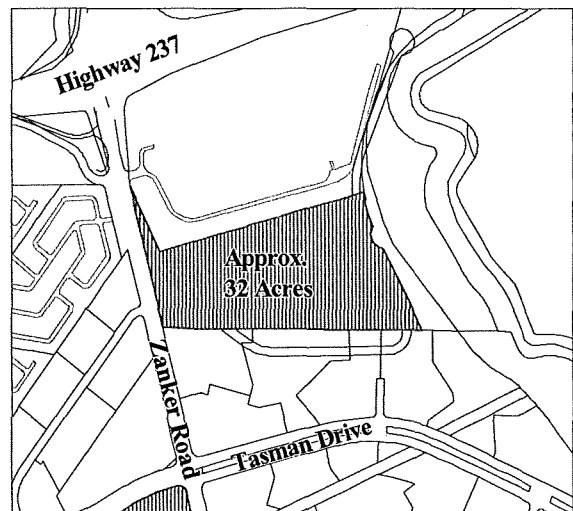


Figure 14

Note: only one or two sites will be selected from this group of community parks to support the major recreational facilities.

32 acres from Agnews

The proposed community park (in green) is approximately 32 acres of the Agnews State Property on Zanker Road between Tasman Drive and River Oaks Parkway. This site is not directly served by light-rail, therefore, the site may require locals to drive to this recreational site. This site should be able to accommodate the following park amenities:

1. A 30,000 sf Community Center
2. A Basketball Gym and Aquatic Facilities with shared locker rooms
3. Family and Group Picnic Facilities
4. 4 Soccer and 4 Softball Fields
5. On-site Parking for 400 cars +/-
6. Restroom/Concession for Sport Fields

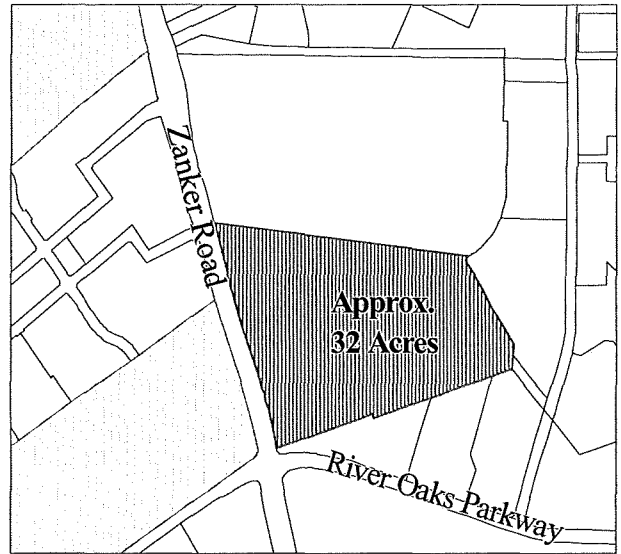


Figure 15

Note: Specific amenities will be determined during the community workshop process

Moitozo' Land on River Oak Parkway

The proposed community park (in green) is approximately 35 acres of the Moitozo Property along River Oaks Parkway between North First Street and Zanker Road. This site is served by the River Oaks Light-Rail Station. This 35 acre site should be able to accommodate the following park amenities:

1. A 30,000 sf Community Center and A 20,000 sf Library
2. A Basketball Gym and Aquatic Facilities with shared locker rooms
3. Family and Group Picnic Facilities
4. 2 Soccer and 4 Softball Fields with 1 Cricket Overlay Field
5. Preserving part of the Orange Orchard
6. On-site Parking for 400 cars +/-

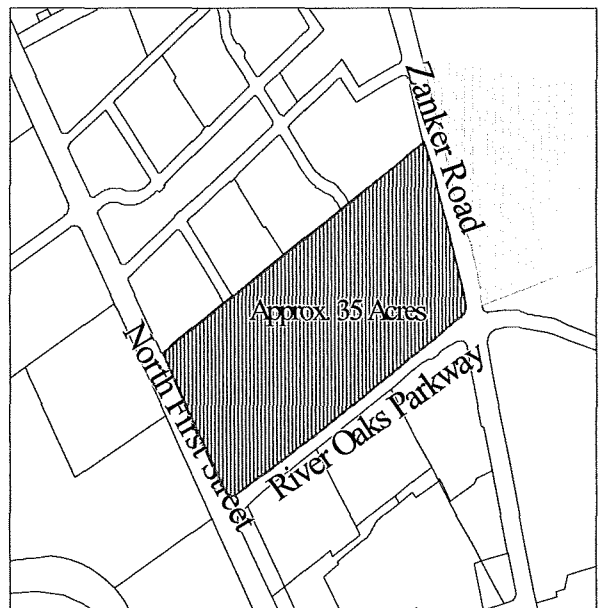


Figure 16

17 acres at Tasman & Zanker*

The proposed community park (in green) is approximately 17 acres of the Private Property on Tasman between Bayointe Parkway and Zanker Road. This site is directly served by light-rail, therefore, reducing the number vehicle trips to access this recreational site. This site should be able to accommodate the following park amenities:

1. A Basketball Gym and Aquatic Facilities with shared locker rooms
2. Family and Group Picnic Facilities
3. 4 Softball Fields with 1 Cricket Overlay Field
4. Bocce or Horseshoes Courts
5. On-site Parking for 280 cars +/-

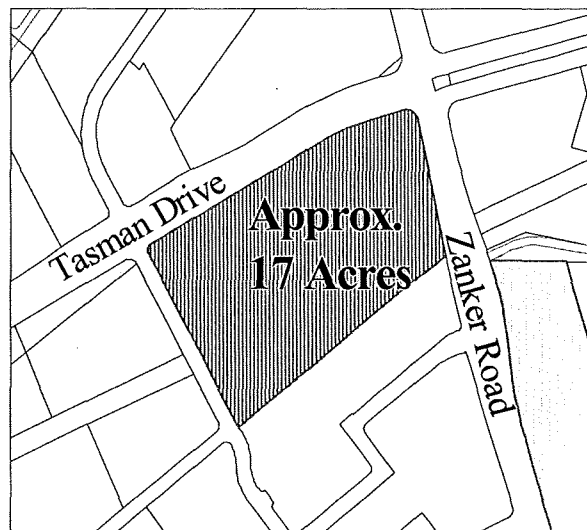


Figure 17

Note: Specific amenities will be determined during the community workshop process.

14 acres from Agnews adjacent to School*

The proposed community park (in green) is approximately 14 to 16 acres of the Agnews State Property on Zanker Road between Tasman Drive and River Oaks Parkway. This site is not directly served by light-rail, therefore, the site may require locals to drive to this recreational site. This site should be able to accommodate the following park amenities:

1. 4 Soccer Fields with 1 Cricket Overlay Field
2. Restroom/Concession Stand
3. Family and Group Picnic Facilities
4. Parking for 200 cars +/-
5. River Oaks Trail Connection
6. Adjacent to a proposed School Site

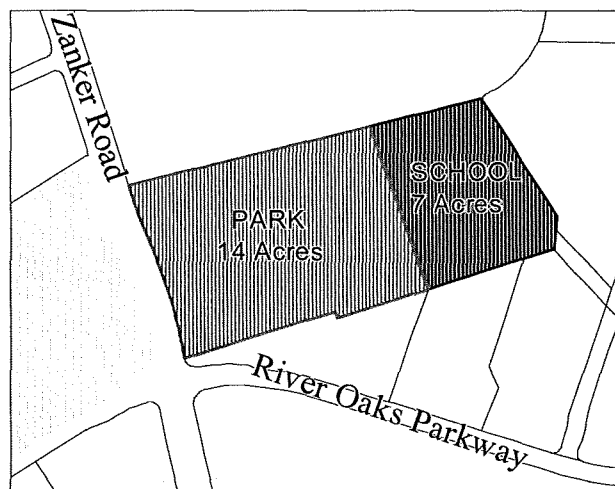


Figure 18

Note: Community Center and Library part of off-site Retail Development Space.

17 acres from Agnews along Zanker*

The proposed community park (in green) is approximately 17 acres of the Agnews State Property on Zanker Road between Tasman Drive and River Oaks Parkway. This site is not directly served by light-rail, therefore, the site will require many locals to drive to access this recreational site. This site should be able to accommodate the following park amenities:

1. 4 Soccer Fields
2. 4 Tennis & 2 Basketball Courts
3. Restroom/Concession Stand
4. Family and Group Picnic Facilities
5. Parking for 200 cars +/-

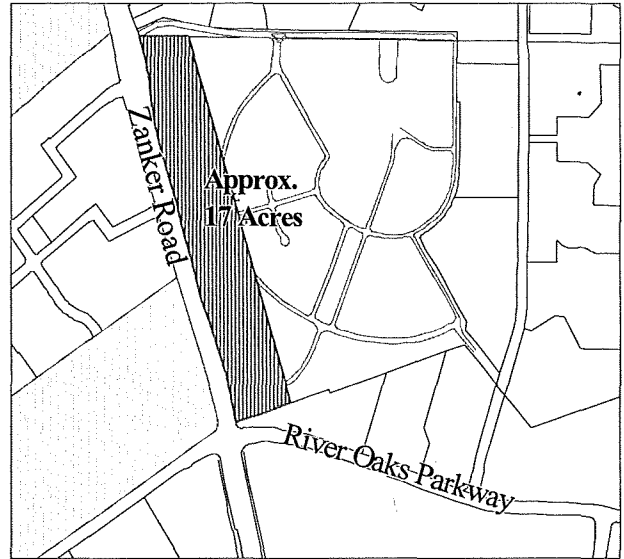


Figure 19

Note: Community Center and Library part of Retail Space

Note: Specific amenities will be determined during the community workshop process.

13 acres from Component Way*

The proposed community park (in green) is approximately 13 acres on the Private Property located on Component Way, west of Orchard Drive. This site is not directly served by light-rail, therefore, the site will require many locals to drive to access this recreational site. This site maybe able to accommodate the following park amenities:

1. 4 Soccer Fields with 1 Cricket Overlay Field
2. Restroom/Concession Stand
3. Family and Group Picnic Facilities
4. Parking for 200 cars +/-

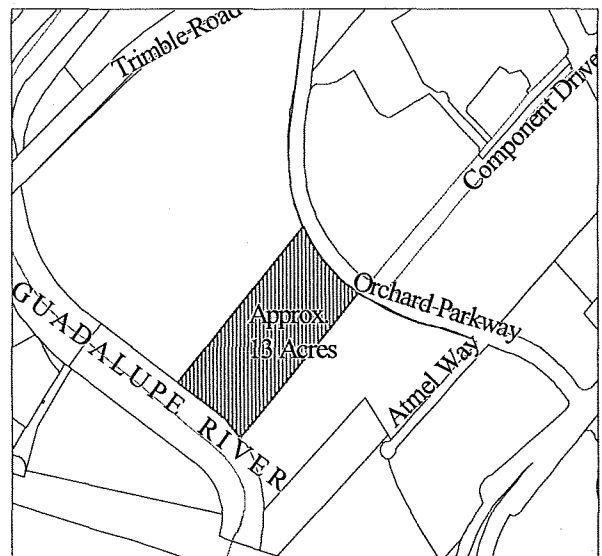


Figure 20

Note: Community Center and Library part of Retail Space

Note: Specific amenities will be determined during the community workshop process.

5 plus acres on Sonora Ave.

The proposed community park (in green) is approximately 5 acres of private land on Sonora Avenue adjacent to Rosemary Garden Neighborhood Park. This site is not directly served by light-rail, therefore, the site may require locals to drive to access this recreational site. This site should be able to accommodate the following park amenities:

1. 30,000 sf Community Center
2. A Basketball Gym and Aquatic Facilities with shared locker rooms
3. Family and Group Picnic Facilities
4. A Dog Park
5. On-site Parking for 150 cars +/-

-----OR-----

1. Soccer Field
2. Family Picnic Facilities



Figure 21

3. A Dog Park
4. On-site parking for 60 cars +/-

Figures 13 through 21 indicate the specific parcels for which the City is considering for development as the main community park facility(s). Only one or two of these sites will be developed to provide recreational activities like soccer and swimming. The Task Force was very clear that they would prefer a centralized 30 acre parcel to house all of the various athletic type facilities. However, they would prefer multiple smaller parcels to ensure that the community elements were as centrally located as possible. To this end, staff has ranked the community park locations in the following order:

- | | |
|--------------------------------|----------------------------------|
| 1) Agnews (32+ acres) | 4a) Tasman/Zanker (17 acres) |
| 2) Moitozo (33 acres) | 4b) Component (13 acres) |
| 3a) Tasman/Zanker (17 acres) | 5) VTA Site on Zanker (32 acres) |
| 3b) Agnews/School (14 acres)* | 6) North of 237 Site (40 acres) |
| 3c) Agnews /Zanker (17 acres)* | 7) Sonora Site (5.5 acres) |

* Only one site to match with 3a) Tasman/Zanker Site

While sufficient funding should be available for the purchase of these parcels before final build out, the land may not be available at that time. Staff should continue to identify opportunities to advance funding to acquire these lands sooner, rather than later. However, in the meantime, the City should work cooperatively with developers to utilize these lands to ensure that some are available for community park use in the future. The proposed Community Center and proposed Library could be located within the proposed retail center for the Area.

Revenue Projections

Development of new housing units within the North San José Policy Area is subject to the PIO and/or PDO. In order to fulfill these requirements, a developer must provide the equivalent of 3.0 acres of parkland per 1,000 residents generated from the development. This is accomplished by land dedication, turnkey park construction, private recreation credits, payment of fees, or a combination of these items. If a project consists of 50 residential units or less, then the payment of fees is the only requirement of the developer.

The PDO and PIO will be the main vehicles for which the City will begin to develop the new recreational facilities to serve the Policy Area. Table Four indicates that \$370 million is estimated to be collected in cash, land dedications, and/or turnkey park projects under the PDO and PIO. This amount assumes that developers will claim 20 percent as credits toward private recreational facilities, 5 percent associated with exempt low to extremely low restricted income units and the City will use approximately \$10 million in administration costs.

Capital Costs – Land and Construction

The PDO and PIO will be the main source of funds and program requirements to create new recreational facilities to serve the Policy Area. This source of funding is limited and intended primarily to provide facilities to only meet the incremental demand created by the addition of new residents. The Policy Area is lacking in parklands to serve the current population.

The table below and the table on the next page indicate a funding strategy agreed to by the Task Force as the base for development for parks and recreational facilities to serve the Policy Area. When other funding is available to expand on these parks and recreational facilities, the Task Force anticipates that the City will move forward to acquire additional parklands, which are currently selling between \$2.4 and \$3.4 million per acre. Building costs were estimated at \$900 square feet and land development costs at \$28 per square foot.

Table 3 - Recreational Development under the PDO/PIO

| Phase 1 - Short Term | Phase 2 - Mid Term | Phase 3 - Mid Term | Phase 4 - Long Term |
|---|--|--|--|
| 20 Ac. Neighborhood Developed Parklands 5 Ac. Soccer Fields at Vista Montana Trails/Pathway Dev. | 5 Ac. Neighborhood Developed Parklands Collect for Land Acq. Urban Plaza Dev. Trails/Pathway Dev. | 5 Ac. Neighborhood Developed Parklands Community Center.*1 Sport Fields*2 Skate Feature | 5 Ac. Neighborhood Developed Parklands Gym and Pool Dev *1 Sport Fields*2 |
| \$74 m. NP Land Dev. \$16 m. CP Land Dev. <u>\$ 5 m. Trail/Path Dev.</u> \$95 m. Total (PDO/PIO + Novellus) | \$26 m. NP Land Dev. \$10 m. Urban Plaza \$51 m. Com. Land Acq. <u>\$ 5.m. Trail/Path Dev.</u> \$92 m. Total | \$26 m. NP Land Dev. \$27 m. Comm. Ctr.*1 \$38 m. Comm. Lands*2 <u>\$ 1.m. Skate Feature</u> \$92 m. Total | \$26 m. NP Land Dev. \$31 m. Gym & Pools*1 <u>\$35 m. Comm. Lands*2</u> \$92 m. Total |

\$3 million from Novellus

*1 *2 Interchangeable items between Phase 3 and 4

Table Four

North San José Policy Area PDO and PIO Implementation Information

Total of 32,000 New Residential Units under the Policy

26,000 New High Density Units -1,300 exempt units* - 5,200 for private recreational credits**=

6,000 Employer Core Housing - 300 exempt units* -1,200 for private recreational credits** =

19,500 x \$16,400/ unit = \$ 320 million

3,000 x \$16,400/unit = \$ 49 million

+ 1,500 x \$ 7,100/ unit = \$ 11 million

Estimated Total = \$ 380 million

- Admin Costs = \$ - 10 million

Revised Total \$ 370 million

Description of Item

Units per Acre

Housing Units

n-Lieu Fee Amount

Est. Amount

36 Acres of Land Dedication from Developers

@ 146 units per 1 acre

= 5,250 units x \$16,400 per unit = \$ 86 million

35 plus Acres of Land Acquisitions by City

@ 200 units per 1 acre

= 7,000 units x \$16,400 per uni = \$ 115 million

72.5 Acres of Land Improvements***

@ 75 units per 1 acre

= 5,440 units x \$16,400 per unit = \$ 90 million

Funds for Trail Development in North San José

= 610 units x \$16,400 per unit = \$ 10 million

30,000 sf Community Center

= \$ 27 million

12,000 sf Double Basketball Court Gym plus 3,000 sf for locker rooms and misc. support spaces

= \$ 13 million

Large Family Pool Complex

= \$ 18 million

Urban Plaza/Park

= \$ 10 million

Skate Facility

= \$ 1 million

Estimated Total in Costs

\$ 370 million

26,000 units x 2.29 = 59,540 population

4,000 units x 2.29 = 9,160 population****

2,000 units x 1.00 = 2,000 population****

32,000 units = 70,700 population

* Units for Low to Extremely Low Income Families with a 30+ year restriction are exempt from the Parkland Dedication and Park Impact Ordinances

** Private Recreation Credits can equal up to 50% of a Project's Parkland Obligation under both Ordinances – 20% estimated from new development

*** 4 acres is equal to the building footprints plus the urban plaza development

**** Housing within the Employer Core Area

76.5 acres ÷ 70.7 = 1.07 acres / 1000 population 71 acres of new parklands plus 5.5 acres of City own land (DOT) = 76.5 acres

Operations & Maintenance Costs

The operating and maintenance costs associated with 75 acres of park grounds and 1 acre of buildings (community center, joint pool and gym complex, and restroom/concession buildings) is approximately \$3.5 million. The bulk of these funds come from the City's General Fund to support the ongoing operations and maintenance of the Parks, Recreation, and Neighborhood Services Department.

Table 5 – Operation and Maintenance Cost Estimates

| No. | Item | Unit | Unit Price | Costs |
|-----------|-----------------------------|-------------|-----------------|--------------------|
| 1 | General Grounds Maintenance | 51.0 acres | \$15,000 / acre | \$765,000 |
| 2 | Sport Field Maintenance | 24.0 acres | \$20,000 / acre | \$480,000 |
| 3 | Trail Maintenance & Patrol | 13 miles | \$24,000 / mile | \$312,000 |
| 4 | Building Maintenance | 60,000 sf | \$6 / sf | \$360,000 |
| 5 | Park Restroom Cleaning | 6 buildings | \$18,000 / bld | \$108,000 |
| 6 | Utilities Costs | LS | LS | \$450,000 |
| 7 | Community Center Subsidy | LS | LS | \$450,000 |
| 8 | Pool and Gym Subsidy | LS | LS | \$450,000 |
| 9 | Event Programming Subsidy | LS | LS | \$150,000 |
| 10 | Est. Total | | | \$3,525,000 |

This equates into a five percent increase in General Fund allocations to the Department of Parks, Recreation, and Neighborhood Services by the City in order to fully staff and maintain the facilities proposed in this Report for North San José. Request for additional allocations will occur when the new facilities come on line for City operations and maintenance.

With full build-out of the planned residential development, the retail trade potential of North San José will increase by an estimated \$1.75 billion (see separate Retail Study prepared by the Office of Economic Development). If 50 percent of those funds are spent in San José, they will generate approximately \$9 million in new annual sale tax revenues. Assuming that the non-exempt units sell for an average of \$350,000 a unit, they would generate approximately \$10 to \$14 million in new annual property tax revenues to the San José Redevelopment Agency under the California Redevelopment Law.

Tax increment is the primary source of revenue that redevelopment agencies have in order to undertake redevelopment projects. It is based on the assumption that a revitalized project area will generate more property taxes than were being produced before redevelopment. When a redevelopment project area is adopted, the current assessed values of the property within the project area are designated as the base year value. Tax increment comes from the increased assessed value of property, not from an increase in tax rate. Any increases in property value, as assessed because of change of ownership or new construction, will increase tax revenue generated by the property. This increase in tax revenue is the tax increment that goes to the Redevelopment Agency.

Benefits of Recreational Facilities

The Trust for Public Lands, a non-profit organization conserving land for people, has noted that access to parks and trails increases the frequency the general public is willing to exercise. Parks and trails can help in reducing physical inactivity and obesity by creating places where physical activities can happen and therefore making workers and residents healthier. Parks and trails can also help in reducing crime, and creating stable neighborhoods with strong community pride by connecting residents with each other. In short city parks, trails and open space improve physical and psychological health, strengthen communities, and make cities and neighborhoods more attractive places to live and work.

The Trust for Public Lands' further states that strong evidence has been collected which indicated that when people have access to parks and/or trails, they exercise more. Regular physical activity has been shown to increase health and reduce the risk of a wide range of diseases, including heart disease, hypertension, colon cancer, and diabetes. Physical activity also relieves symptoms of depression and anxiety, improve mood, and enhances psychological well-being. Beyond the benefits of exercise, a growing body of research indicates that contact with the natural world improves physical and psychological health.

The Trust for Public Lands' notes that numerous studies have shown that parks and open space increase the value of neighboring residential properties. Growing evidence points to a similar benefit with commercial properties. The availability of park and recreation facilities is an important quality of-life factor for corporations choosing where to locate facilities and for well-educated individuals choosing a place to live. Parks often become important tourism draws like Chicago's Millennium Park, contributing heavily to local businesses.

Green space in an urban area provides substantial environmental benefits. Trees reduce air pollution and water pollution. Trees help keep the urban cities cooler, and trees are more effective and less expensive way to manage storm water runoff than built systems.

Parks also produce important social and community development benefits. Parks make urban neighborhoods more livable; they offer recreational opportunities for at-risk youth, low-income children, and low-income families. Parks provide places in low-income neighborhoods where people can feel a sense of pride and connection to their community. Access to public parks and recreational facilities has been strongly linked in the reduction of crime and in particular to reduced juvenile delinquency.

Community Gardens increase one's sense of community ownership and stewardship, provide a focus for neighborhood activities, expose-urban youth to nature, connect people from diverse cultures, reduce crime, cleaning up vacant lots, and develops community leadership.

The Trust for Public Land has called for our nation to bring more parks, trails, open space, and greenways into our neighborhoods where all can benefit from them. To use these recreational facilities in connecting communities of people in play, hope and joy of life.¹

1) The Trust for Public Land. "The Benefits of Parks" by Paul M. Sherer, San Francisco 2006

Acknowledgements

Mayor & City Council

Mayor Chuck Reed
Vice Mayor David D. Cortese, District 8
Pete Constant, District 1
Forrest Williams, District 2
Sam Liccardo, District 3
Kansen Chu, District 4
Nora Campos, District 5
Pierluigi Oliverio, District 6
Madison P. Nguyen, District 7
Judy Chirco, District 9
Nancy Pyle, District 10

Parks and Recreation Commission

Melanie Richardson, Chair
Mary Ann Ruiz, Vice Chair
Mike Flaughner, Commissioner
Leslee Hamilton, Commissioner
G.M. Harding, Commissioner
James Kim, Commissioner
Julie Matsushima, Commissioner
Erik Karstan Smith, Commissioner

Parks, Recreation and Neighborhood Services

Albert Balagso, Director
Julie Edmonds-Mares, Assistant Director
Matt Cano, Division Manager
Marybeth Carter, Senior Landscape Architect
David J. Mitchell, Parks Planning Manager
Cindy Rehban, Parks Manager
Evelyn Velez-Rosario, Parks Manager
Yves Zsutty, Trail Manager

Planning, Building and Code Enforcement

Joseph Horwedel, Director
Andrew Crabtree, Principal Planner
Rich Buikema, Senior Planner

Acknowledgements

North San José Task Force

| | |
|--------------------------|---|
| Councilmember Kansen Chu | Task Force Chair |
| Mike Bertram | River Oaks Neighborhood Association |
| Don Bragg, | Irvine Apartment Communities |
| Mike Flaughner* | Berryessa and Parks and Recreation Commission |
| Joseph Fota | Rosemary Gardens |
| Bob Gross | Alviso (Environmental) |
| Lonnie Gross | Berryessa Resident |
| Kerri Hamilton | North Valley Community Association |
| Jody Hansen | San José Chamber of Commerce |
| Jeff Hiatt | Westwinds Mobile Home Park |
| Art Kennedy | CarrAmerica Development Company |
| Curtis Leigh | Hunter/Storm @ North First |
| Jean Marlowe | River Oaks Neighborhood Association |
| Tom McCarter* | Lamplighter/Oakcrest Mobile Home Parks |
| Sarah Muller | South Bay Labor Council |
| Sukhdeep Sidhu | Northpark Apartments |
| Tim Steele | Sobrato Development Company |

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